

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: August 9, 2007

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "Yonge Street Condominiums"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "Yonge Street Condominiums". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for September 4, 2007.

NOTICE of Pending Final Map Approval

Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "Yonge Street Condominiums" (T.M. No. 197126 PTS No. 96305), located at the northerly terminus of Yonge Street in the Peninsula Community Plan area in Council District 2, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

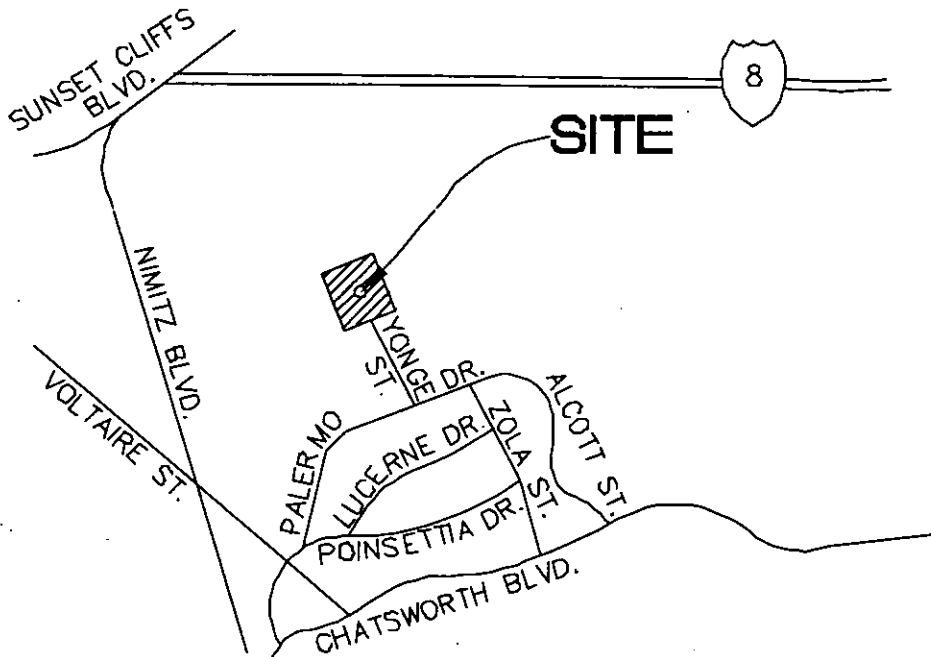
Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the maps or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

cc: W.O. 426068 PTS No. 96305

Attachments: Vicinity map, reduced copy of map

VICINITY MAP

NO SCALE



003007

MAP NO.

OWNER'S STATEMENT:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THIS SUBDIVISION TO BE KNOWN AS YONGE STREET CONDOMINIUMS, AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

3710 YONGE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: WALT SMITH, MANAGING MEMBER DATE _____

INTERNATIONAL CITY BANK, N.A., AS BENEFOCIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED JANUARY 12, 2005 AS FILE NO. 2005-00308466 OF OFFICIAL RECORDS.

BY: _____

COMMONWEALTH LAND TITLE INSURANCE COMPANY, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED MARCH 21, 2006 AS FILE NO. 06-192304 OF OFFICIAL RECORDS.

BY: _____

COMMONWEALTH LAND AND TITLE, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED MARCH 21, 2006 AS FILE NO. 06-192306 OF OFFICIAL RECORDS.

BY: _____

NOTARY ACKNOWLEDGMENTS:

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS.

ON _____ BEFORE ME, _____ A NOTARY PUBLIC PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____

PRINT NAME _____ A NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF SAN DIEGO.

MY COMMISSION EXPIRES: _____

THE SIGNATURES OF THE FOLLOWING HOLDERS OF EASEMENTS AS DISCLOSED BY DEEDS NOTED BELOW, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 864.36, SUBSECTION (4)(J)(A)(X) OF THE SUBDIVISION MAP ACT. THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

SAN DIEGO GAS AND ELECTRIC COMPANY HOLDER OF EASEMENT PER DOCUMENT RECORDED OCTOBER 23, 1949 IN BOOK 3363, PAGE(S) 166 OF OFFICIAL RECORDS.

10 FOOT DRAINAGE EASEMENT PER MAP NO. 6815, PLAZZA RECORDED JANUARY 4, 1971

SAN DIEGO GAS AND ELECTRIC COMPANY HOLDER OF EASEMENT PER DOCUMENT RECORDED MARCH 5, 1973 AS FILE NO. 73-57233 OF OFFICIAL RECORDS.

SCHWERN & ASSOCIATES, 814 MORENA BOULEVARD, SUITE 101, SAN DIEGO, CALIFORNIA 92101 TELE: (619) 220-4869 FAX: (619) 220-7029

YONGE STREET CONDOMINIUMS

BEING A SUBDIVISION OF LOT 1 OF PLAZZA SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6815, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 4, 1971.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350, ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT, PLANNING COMMISSION RESOLUTION NO. 3904-PC DATED DECEMBER 1, 2005, APPROVES 13 RESIDENTIAL CONDOMINIUM UNITS.

SUBDIVISION GUARANTEE FURNISHED BY: COMMONWEALTH LAND TITLE COMPANY ORDER NO. 03093088-54

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS.

ON _____ BEFORE ME, _____ A NOTARY PUBLIC PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____

PRINT NAME _____ A NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF SAN DIEGO.

MY COMMISSION EXPIRES: _____

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS.

ON _____ BEFORE ME, _____ A NOTARY PUBLIC PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____

PRINT NAME _____ A NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF SAN DIEGO.

MY COMMISSION EXPIRES: _____

CITY CLERK CERTIFICATE:

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON _____ AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS _____ DAY OF _____, 2007

ELIZABETH WALAND
CITY CLERK

BY: _____ DATED _____

DEPUTY

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS.

ON _____ BEFORE ME, _____ A NOTARY PUBLIC PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE _____

PRINT NAME _____ A NOTARY PUBLIC IN AND FOR SAID

STATE

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF SAN DIEGO

MY COMMISSION EXPIRES: _____

SHEET 1 OF 2 SHEETS

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 3710 YONGE, LLC ON SEPTEMBER 29, 2004 AND I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT ALL MONUMENTS FOUND, TOGETHER WITH THOSE SET ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITION SHOWN HEREON AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET 2)

I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

WALTER T. SCHWERN, REC. 22139 DATE _____
REGISTRATION EXPIRES 8-30-2007

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF, THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENTS ACT OF THE STATE OF CALIFORNIA, AGAINST THIS SUBDIVISION.

HOSSEIN RUMI, CITY ENGINEER

BY: _____
LEROY C. HENNES, DEPUTY
P.L.S. 4804

DATED: _____

CLERK OF THE BOARD STATEMENT OR CERTIFICATE:

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA
CLERK OF THE BOARD OF SUPERVISORS

DATE: _____ BY: _____ DEPUTY

COUNTY RECORDER'S CERTIFICATE:

FILE NO. _____

I, GREGORY J. SMITH, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF WALTER T. SCHWERN THIS _____ DAY OF _____, 2007, AT _____ O'CLOCK _____ M.

GREGORY J. SMITH
COUNTY RECORDER

BY: _____ DEPUTY

FEES \$10.00

P.T.S. NO. 96305 T.M. 197126 J.O. NO. 426068 LC: 210-1699 CCS 83: 1850-6259

MAP NO.

SHEET 2 OF 2 SHEETS

LEGEND:

- () - GEOMETRIC BEARING DATA FOR MAP SHEET

BASIS OF BEARINGS:

THE DATES OF SEASONING FOR THIS SURVEY IN THE CALIFORNIA COORDINATE SYSTEM ZONE 4, UTM 10N11, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON SEPTEMBER 24, 2004 AT POINTS 'X' AND 'Y' AS SHOWN HEREIN. THE POINTS WERE ADJUSTED TO GPS STATION 1864 AND BNA STATION 7004 FOR RECORD OF SURVEY 14442.

SEASONING 'X' - 97.1 N 32.25E

EXTRACTS REPRODUCED FROM REFERENCE MAPS OR BOOKS MAY OR MAY NOT BE IN TERMS OF
SAGE SYSTEM

THE COMBINED GRI FACTOR AT STATION 'A' IS 1.80000124
GRI DISTANCE = RECORD DISTANCE X COMBINED GRI FACTOR.

GENERAL NOTES:

- 1) TOTAL NUMBER OF LOTS: 1
- 2) TOTAL AREA WITHIN SUBDIVISION BOUNDARY: 0.260 ACRES
- 3) ALL DISTANCES AND/OR STREET WIDTHS SHOWN WITHOUT
EQUALS SIGNIFICANT THAT DISTANCE TO ZERO HUNDREDS.

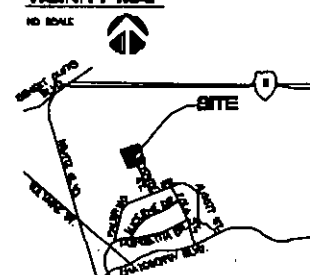
EASEMENT NOTES:

THE EXACT LOCATION OF THE FOLLOWING CASUALTIES HAVE NOT YET BEEN DETERMINED LOCATION AND THEREFORE CANNOT BE PLOTTED ON THIS MAP.

1) AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED MARCH 6, 1973 AS FILE NO. 73-07233 OF OFFICIAL RECORDS.

VICINITY MAP

NO. 1045



GRAPHIC SCALE



SCHVERIN & ASSOCIATES 814 MORENA BOULEVARD, SUITE 101
SAN DIEGO, CALIFORNIA 92110 TEL: (619) 220-4868 FAX: (619) 220-7128

P.T.S. NO. 06308 T.M. 197128

LA NO 42505B

LD 21D-1598 CDS BX 1850-5209